



# REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Proposed Beauty and Wellness Center Separation  
Regulation Amendment

File #: 6620.00

Doc #:

From: Ji-Woo Lee, BSc. MCRP  
Planning Assistant II

Date: January 27, 2025

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## RECOMMENDATION:

THAT the report dated January 27, 2025 entitled Proposed Beauty and Wellness Center Separation Regulation Amendment be received for information.

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## PURPOSE:

Bylaw No. 3307 proposes an amendment to the Zoning Bylaw to exempt a specific commercial unit from the 400-metre separation requirement between Beauty and Wellness Centers. This amendment was prepared in response to an application by Salu Beauty, a laser and skincare clinic, to facilitate its relocation from its current property at 20644 Eastleigh Crescent. The property is set to undergo redevelopment for a 6-storey apartment building, following the approval of a Development Permit at the Regular Council Meeting on November 18, 2024.

## POLICY:

The subject property affected by this Zoning Bylaw text amendment, 20821 Fraser Highway (Fraser Crossing shopping centre), is designated Mixed Use in the Official Community Plan (OCP) which allows for both commercial and residential uses.

The property is zoned CD9 Comprehensive Development Zone, which allows for laser skincare services as a type of Beauty and Wellness Center under the broader category of Personal Services. Currently, Personal Service uses are permitted in the following zones, including a number of site-specific Comprehensive Development (CD) Zones:

- C1 Downtown Commercial Zone

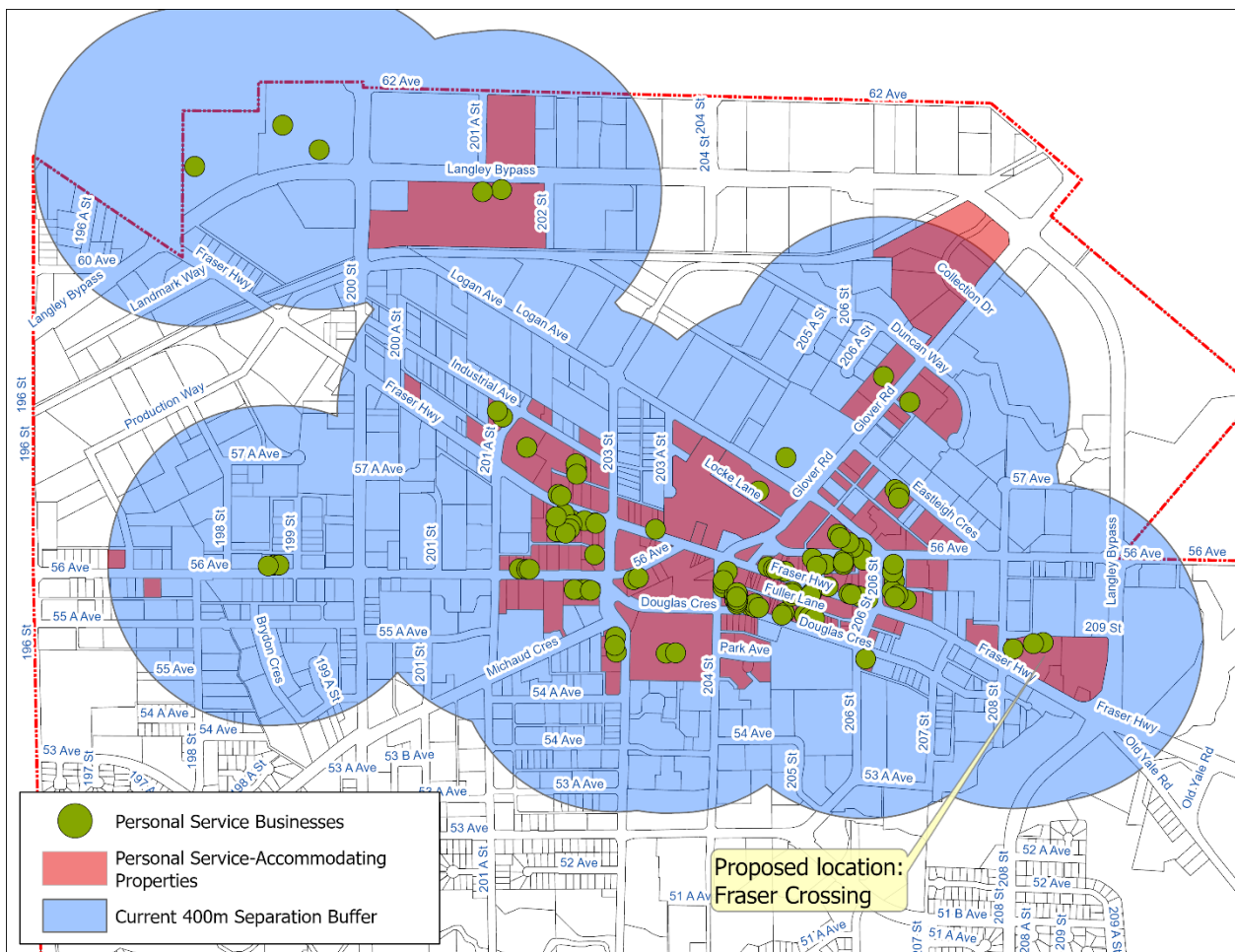
- CD1 Comprehensive Development Zone (20175 Langley Bypass);
- CD-8 Bylaw 950 Comprehensive Development Zone (Langley Centre North shopping centre; 20085 Langley Bypass);
- CD10 Comprehensive Development Zone (Langley Centre South shopping centre; 20150 Langley Bypass);
- CD15 Comprehensive Development Zone (Cascades Casino; 20393 Fraser Highway);
- CD23 Comprehensive Development Zone (the Collection Auto Mall; 5955-6025 Collection Drive);
- CD64 Comprehensive Development Zone (Highland Centre; 20555 56 Avenue); and
- CD73 Comprehensive Development Zone (Icon; 20059 Fraser Highway)

Within its General Provisions, the Zoning Bylaw requires a minimum 400-metre separation between Beauty and Wellness Centers, which include businesses such as hair salons and barber shops, laser treatments, and other personal care and beauty services. All Beauty and Wellness Centers within 400 metres of one another currently exist as legally non-conforming uses. Should any of these properties be vacated for over 6 months, they would become subject to all Zoning Bylaw regulations, including separation distances. If a Beauty and Wellness Center were to relocate to a new location, even if already operating in Langley City, it would only be permitted to move to a location at least 400 metres away from any other Beauty and Wellness Center.

#### **COMMENTS/ANALYSIS:**

This proposed Zoning Bylaw text amendment was prepared in response to an application by Salu Beauty, which has been operating at its original location at 20644 Eastleigh Crescent for approximately 3 years and is being displaced due to the redevelopment of its building by a third party.

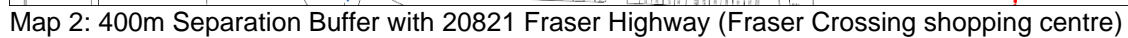
As an existing local business Salu Beauty wishes to stay in the City of Langley as it relocates. The intent of Bylaw 3307 is to accommodate this, as there is a lack of potential relocation options available under existing Zoning Bylaw regulations due to the location of existing Beauty and Wellness Centers and the 400-metre separation required between them (Map 1).



Map 1: Existing personal service businesses

In response to these conditions, the applicant has applied for an exemption from the 400-metre separation requirement, 41-20821 Fraser Highway (Fraser Crossing shopping centre), to be able to relocate there.

If Bylaw 3307 is adopted by Council and Salu Beauty relocates to 41-20821 Fraser Highway, the buffer area created by the 400-metre separation requirement would be virtually unchanged due to the existing Beauty and Wellness Center businesses already at that property, as illustrated in Map 2, and no new properties would become affected. Despite these other businesses, the intent of the 400-metre separation requirement would be maintained, as the proposed location is within a “self-contained” shopping centre with storefronts facing its own internal parking area, no net additional Beauty and Wellness Centers would be created within the City and, within the Fraser Crossing shopping centre, the laser services provided by Salu Beauty will be distinct and maintain diversity with the other nearby Beauty and Wellness Centers, which are a nail salon, a hair salon, and a tanning and lash studio.



**Langley City**  
THE PLACE TO BE

Respectfully Submitted,



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Ji-Woo Lee, BSc, MCRP  
Planning Assistant II

Concurrence:



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Roy M. Beddow, RPP, MCIP  
Deputy Director of Development Services

Concurrence:



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Carl Johannsen, RPP, MCIP  
Director of Development Services

**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

I support the recommendation.



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Francis Cheung, P. Eng.  
Chief Administrative Officer